

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: November 1, 2016
Public Hearing: November 29, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of the real property known as: Being all of Tract 3, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas, from R-3 (Residential) to S-D (Special District) Pursuant to Section 20.04.360, and providing a Detailed Site Development Plan Pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code to allow for Other Retail (low-volume), Professional Offices, & Self- Storage Warehouses. Subject Property: 5980 Johannsen Rd. Owner: Johannsen Development Group, Inc. PZRZ16-00019 (District 1)

BACKGROUND / DISCUSSION:

On November 4, 2016 The City Plan Commission recommended Pending on a 0-0 vote.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this Rezoning application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended - Pending.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 3, J.L. JOHANNSEN SURVEY NO. 185, 5980 JOHANNSEN RD., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of **Being all of Tract 3, J.L. Johannsen Survey No. 185, 5980 Johannsen Rd.**, located in the City of El Paso, El Paso County, Texas, be changed from **R-3 (Residential)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2016

THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

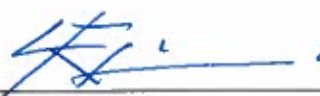
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Karla M. Nichols
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

16-1007-1841 / 595750
5980 Johannsen Rd.
KMN

MEMORANDUM

DATE: October 10, 2016

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZRZ16-00019

The City Plan Commission (CPC), on November 6, 2016 voted Pending to recommend Pending of rezoning the subject property from R-3 (Residential) to S-D (Special Development) to accommodate a total of 17 buildings that will accommodate self-storage warehouses, professional offices, and retail (low-volume). The Penalty is as provided for in Chapter 20.24 of the El Paso City Code to allow for Other Retail (low-volume), Professional Offices, & Self- Storage Warehouses.

The CPC found that the rezoning is Pending with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, that the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The planning department received one email in opposition of the proposed development.

Property Owner: Johannsen Development Group, Inc.

Applicant: Ray Mancera
Representative: Ray Mancera

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00019
Application Type: Rezoning
CPC Hearing Date: November 4, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 5980 Johannsen Rd.
Legal Description: Being all of Tract 3, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas
Acreage: 12.075
Rep District: 1
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-3 (Residential) to S-D (Special District)
Proposed Use: Other Retail (low-volume), Professional Offices, & Self- Storage Warehouse
Property Owner: Johannsen Development Group, Inc.
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / Single-Family Dwelling & Body & Auto Car Shop

South: R-3 (Residential) / Single-Family Dwelling

East: R-3 (Residential) / Single-Family Dwelling

West: R-3 (Residential) / Single-Family Dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)

NEAREST PARK: Montoya Heights Park (1,698 feet)

NEAREST SCHOOL: Herrera Elementary School (2,156 feet)

NEIGHBORHOOD ASSOCIATIONS

Montoya Heights Community Improvement Association

Upper Mesa Hills Neighborhood Association

Upper Valley Improvement Association

Upper Valley Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 6, 2016. Planning did receive one email in opposition to the rezoning request (See attachment #6).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special District) to accommodate a total of 17 buildings that will accommodate self-storage warehouses, professional offices, and retail (low-volume). The development requires 263 parking spaces and is proposing 286, plus 32 ADA, and 8 bike racks. The development complies with the minimum landscape area requirements of Title 18.46. The property has 3 different access points, Montoya and two along Johansen Rd.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **pending** of rezoning the subject property from R-3 (Residential) to S-D (Special Development) with the following condition:

The following uses shall be prohibited: Apartments

The approval recommendation is based on the compatibility with existing commercial, office, and residential zoning in the area and in compliance with the Plan El Paso land use designation G-3, Post-War (Northwest Planning Area).

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing.

The Planning Division recommendation is based on the compatibility with the G-3, Post-War land use designation through the existing commercial uses provided to surrounding neighborhoods within the area and reducing travel and infrastructure needs.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

The Planning Division recommendation is based on the benefit from a greater variety of activities within walking and bicycling distance.

Plan El Paso - Goals & Policies

This application addresses policy 2.2.5. "The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

The Planning Division recommendation is based on the existing commercial uses and employment opportunities provided to surrounding neighborhoods within the area of the existing shopping center, while also reducing travel and infrastructure needs.

COMMENTS:

Planning and Inspections Department- Planning Division - Transportation

Pending Approval. A TIA is required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape / revisions

No objections to proposed rezoning

Note:

Due to conceptual nature of submitted plans, the site plan was reviewed for conformance with any applicable provisions of municipal code, TAS or IBC.

At the time of submittal for building permit and/or master site development plan the project will need to comply with all applicable provisions of municipal code, TAS or IBC.

Planning and Inspections Department - Land Development

No objections to the proposed rezoning.

Note:

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Sun Metro

Sun Metro does not oppose this request

Note:

Recommends the construction of sidewalks to permit pedestrian access to mass transit options.

Sun Metro does not oppose this request

Fire Department

No objections to proposed rezoning.

TxDot

Not in a State Roadway.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 36-inch diameter water main along Johannsen Road. This main is abandoned.
3. There is an existing 6-inch diameter water main extending along Johannsen Road. This main is dead-ends approximately 393' from Edgar Drive. This water main is available for water main extensions to complete the loop to Montoya Lane. Owner is responsible for the water main extension costs.
4. On site water main extension within the property will be required. The Owner is responsible for the water main extension costs.
5. There is an existing 8-inch diameter water main extending along Montoya Lane. This water main is available for service.
6. There is an existing 8-inch diameter water main extending along Ethel Road. This water main is available for service.
7. EPWU records indicate (1) ¾" service meter on the property with 5950 Johannsen Road as the service address.
8. Previous water pressure from fire hydrant #7060 located at 5922 Johannsen Road and Johannsen Road, has yield a static pressure of 58 (psi), a residual pressure of 52 (psi), and a discharge of 1163 gallons per minute.

Sanitary Sewer:

9. There is an existing 8-inch diameter sanitary sewer main extending along Johannsen Road. This main dead-end approximately 266' from Edgar Drive. This main is available for sewer main extensions.
10. There is an existing 8-inch diameter sanitary sewer main extending along Montoya Lane. This main is available for service.
11. On site sewer main extension within the property will be required. The Owner is responsible for the sewer main extension costs.

General:

12. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

We have reviewed the subdivision described above and provide the following comments:

Note:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
3. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.
4. Not required but recommended:

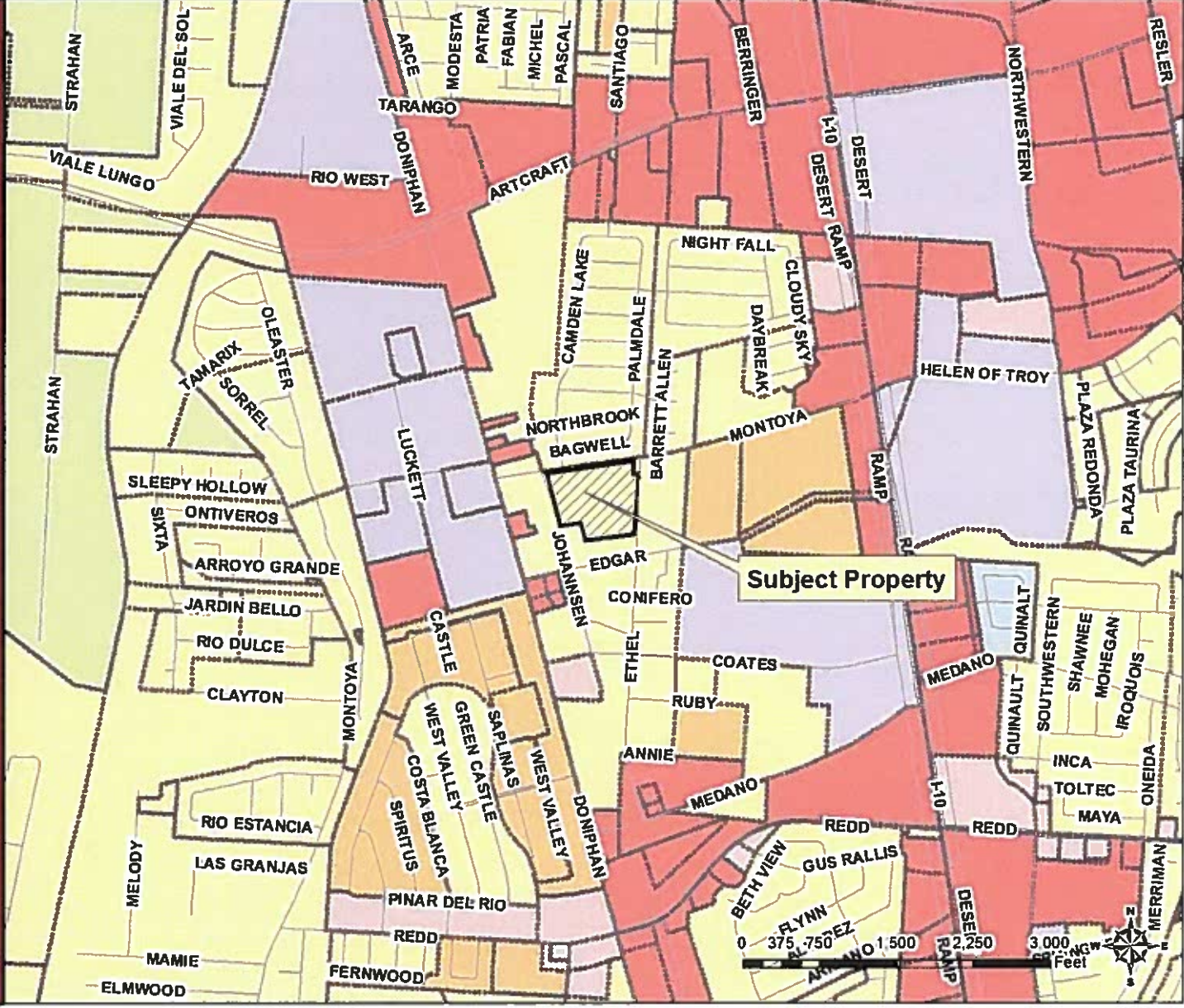
Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments:

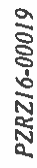
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Plan
5. Elevations (*pending*)
6. Opposition

ATTACHMENT 1: ZONING MAP

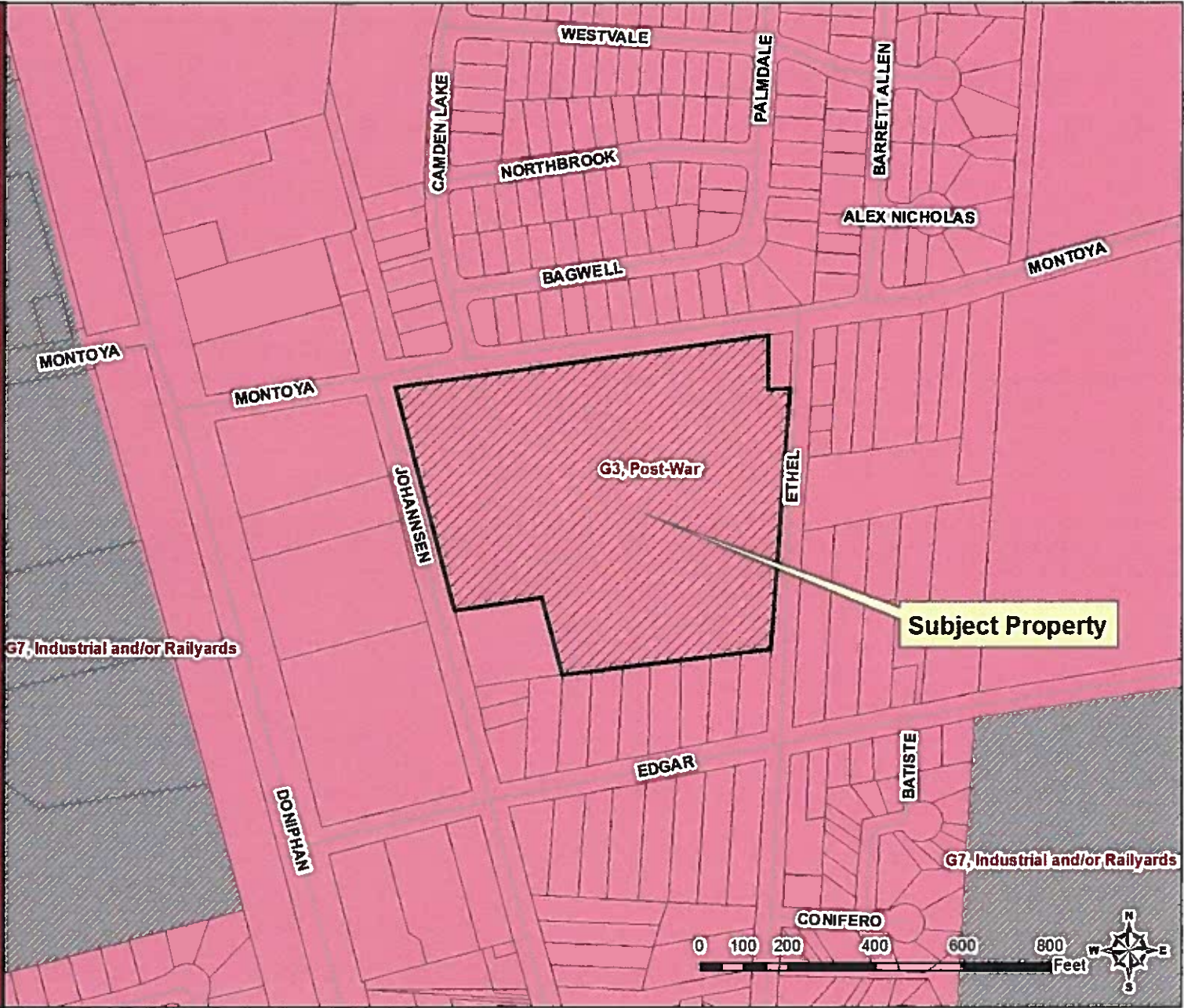
PZRZ16-00019



PZRZ16-00019



PZRZ16-00019



TRACT 3 J.L. JOHANSEN SURVEY No. 185
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 12.075 Acre.

ACRES ROAD

POND AREA

0 100

ATTACHMENT 5: ELEVATIONS

ATTACHMENT 6: OPPOSITION

Martinez, Adriana

From: robert sandoval <eplocal153@yahoo.com>
Sent: Friday, October 07, 2016 9:48 AM
To: Martinez, Adriana
Cc: Garcia, Raul; District #1; Duran, Alberto A.
Subject: Re: PZRZ16-00019 / 5980 Johannsen

To whom it may concern,
Montoya Heights Neighborhood Association and residents living within rezoning request oppose application. We would further request notification of any rezoning hearing in reference to case #PZRZ16-00019 or any other rezoning request within our neighborhood boundaries.

Respectfully,
Robert Sandoval
M.H.N.A. President

From: "Martinez, Adriana" <MartinezAD@elpasotexas.gov>
To: "eplocal153@yahoo.com" <eplocal153@yahoo.com>
Cc: "Martinez, Adriana" <MartinezAD@elpasotexas.gov>; "Garcia, Raul" <GarciaR1@elpasotexas.gov>
Sent: Thursday, October 6, 2016 5:14 PM
Subject: PZRZ16-00019 / 5980 Johannsen

To whom it may concern,
Here is the initial distribution document as requested. Please let me know if a I be of any further assistance.

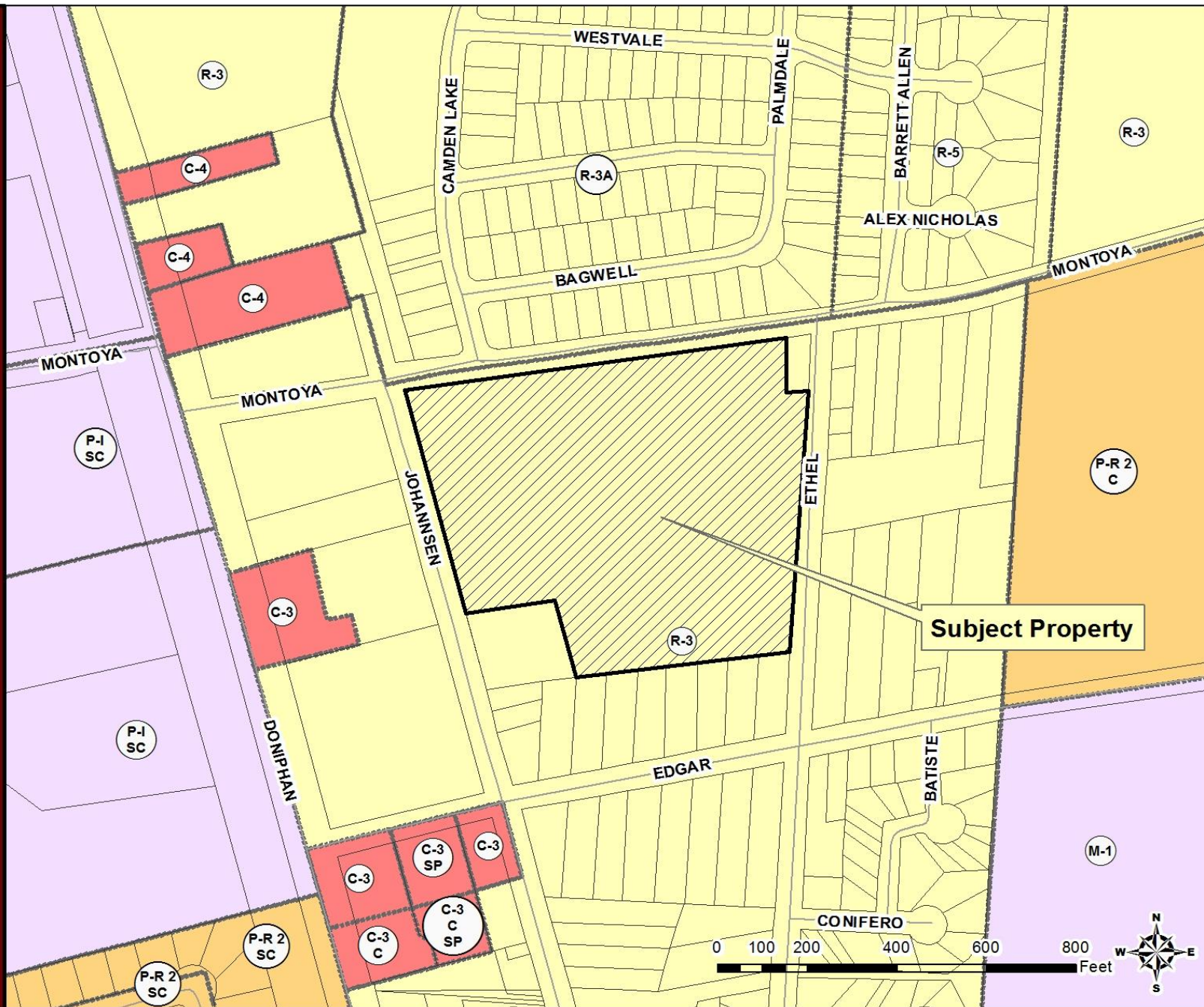
Sincerely,
Adriana Martinez

City Planner
Planning and Inspections Department | City of El Paso
City 3 | 801 Texas Avenue
El Paso, Texas 79901
Phone: 915.212.1611
MartinezAD@elpasotexas.gov

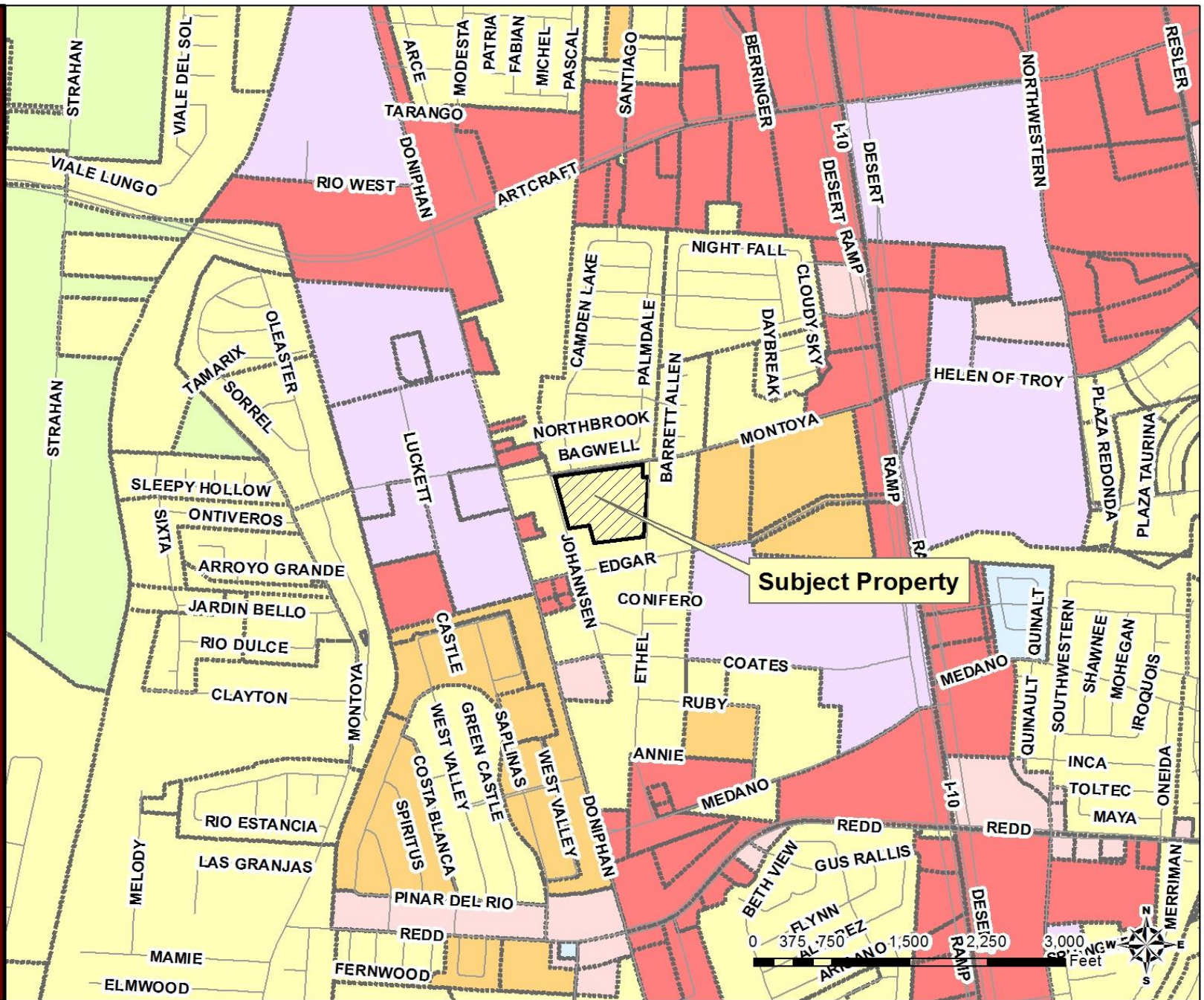


Click on the links for more information about Planning & Inspections:

PZRZ16-00019



PZRZ16-00019



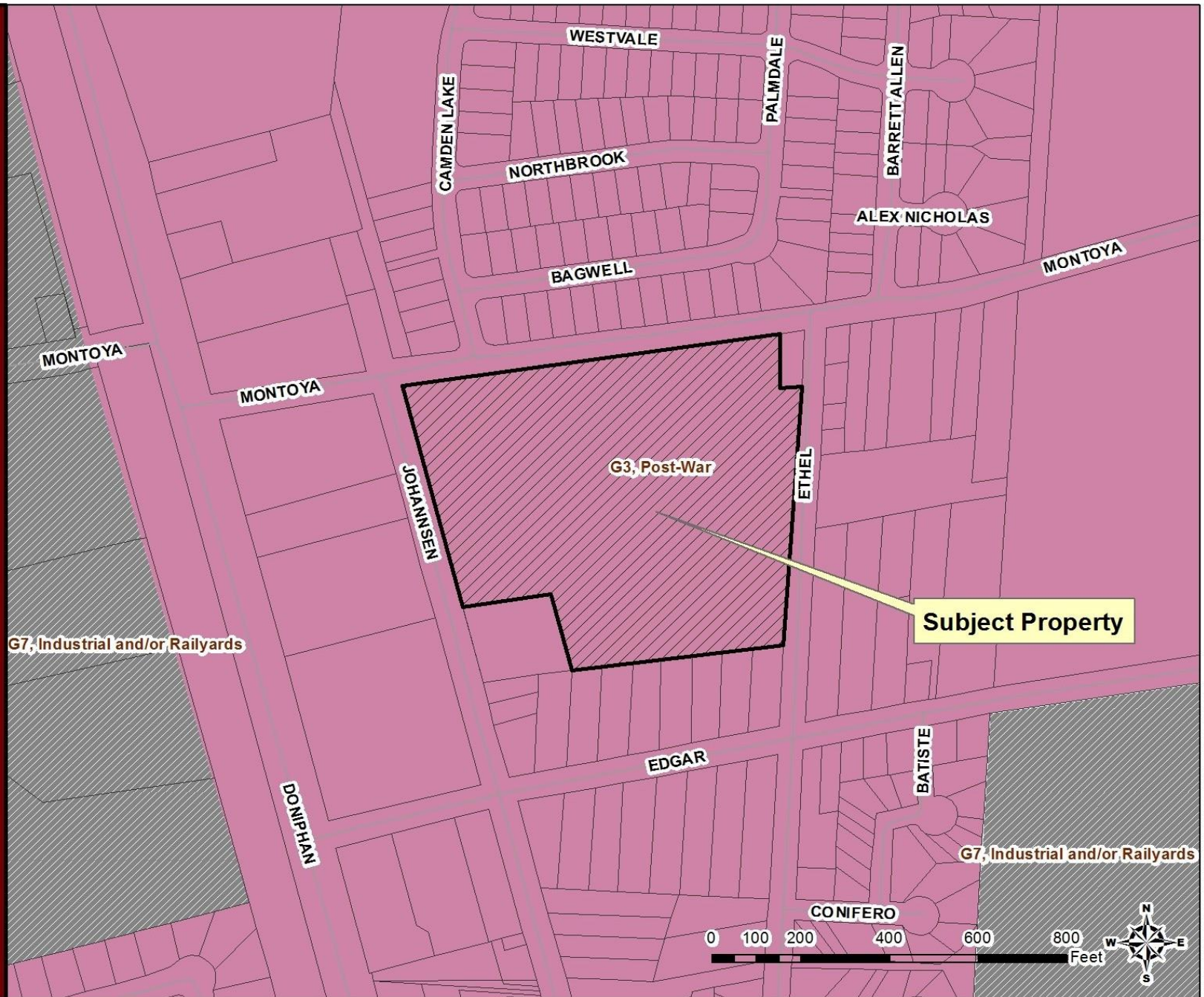
PZRZ16-00019



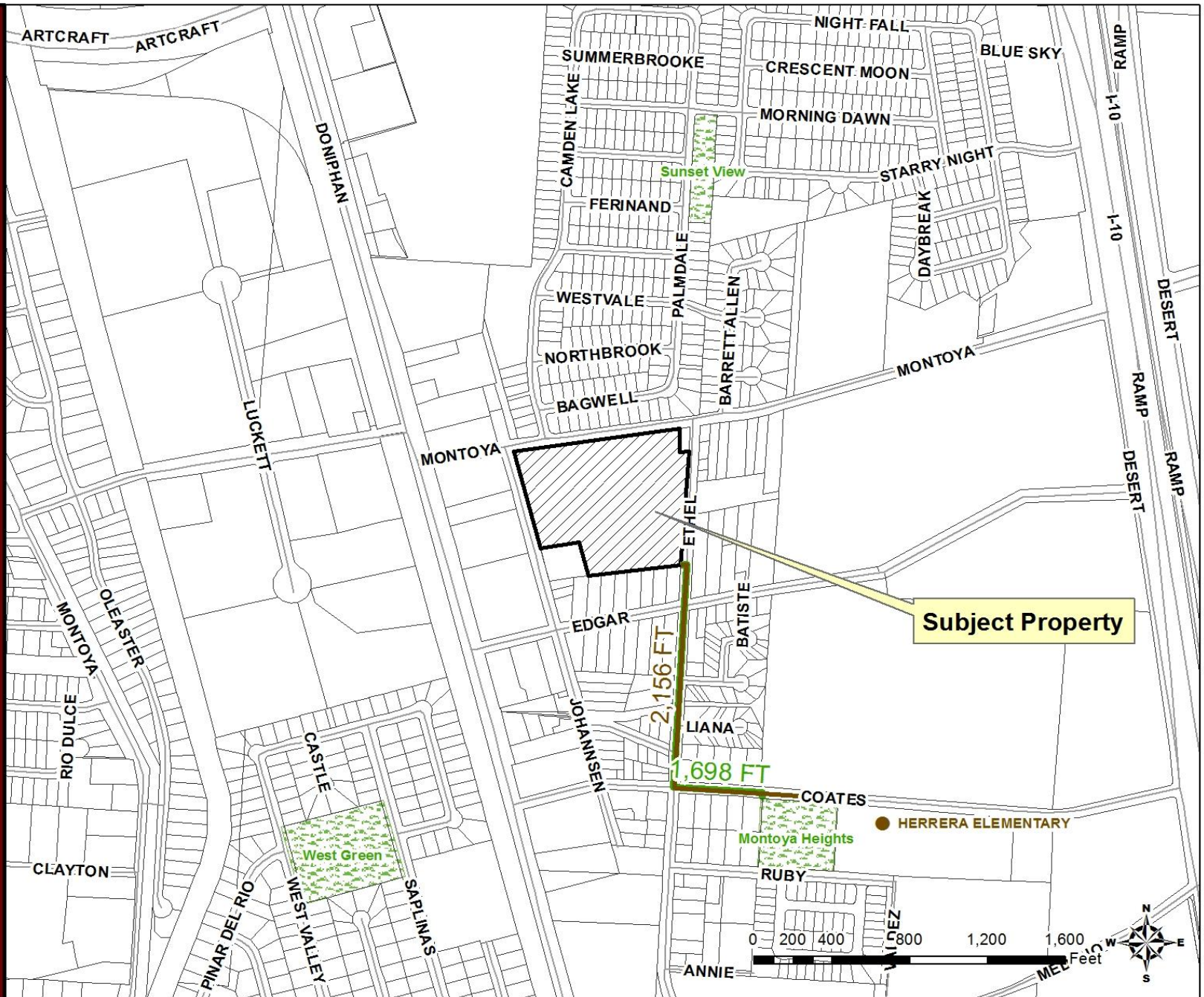
PZRZ16-00019



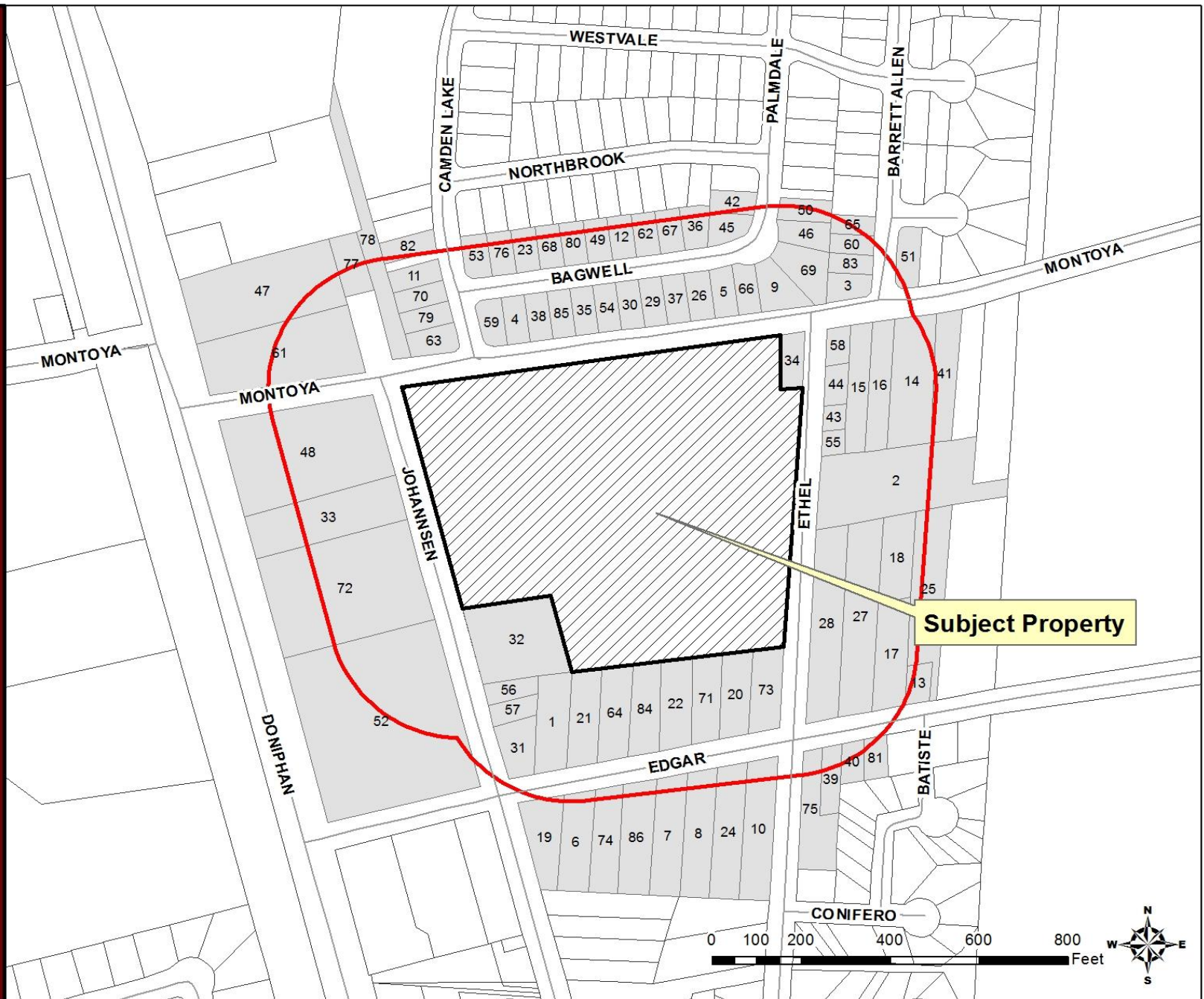
PZRZ16-00019



PZRZ16-00019



PZRZ16-00019





Elevations

<p>BUILDING #1: RETAIL / COMMERCIAL</p> <p>BUILDING AREA: 4,800 SQ. FT.</p> <p>PARKING REQUIRED: 4,800 SQ. FT. / 300 = 16</p> <p>PARKING PROVIDED: 33 + 4 HC = 37</p> <p>3-BIKE RACK: 1 EACH</p>		
<p>BUILDING #2: RETAIL / COMMERCIAL</p> <p>BUILDING AREA: 10,999.80 SQ. FT.</p> <p>PARKING REQUIRED: 10,999.80 SQ. FT. / 300 = 37</p> <p>PARKING PROVIDED: 36 + 2 HC = 38</p> <p>3-BIKE RACK: 1 EACH</p>		
<p>BUILDING #3: RETAIL / COMMERCIAL</p> <p>BUILDING AREA: 4,200 SQ. FT.</p> <p>PARKING REQUIRED: 4,200 SQ. FT. / 300 = 14</p> <p>PARKING PROVIDED: 23 + 4 HC = 27</p> <p>3-BIKE RACK: 1 EACH</p>		
<p>BUILDINGS #4,5,6: RETAIL / COMMERCIAL</p> <p>COMBINED BLDG AREA: 30,000 SQ. FT.</p> <p>PARKING REQUIRED: 30,000 SQ. FT. / 300 = 100</p> <p>PARKING PROVIDED: 80 + 10 HC = 90</p> <p>3-BIKE RACK: 1 EACH</p>		
<p>BUILDINGS #7, 8 & 9: OFFICES</p> <p>BLDG AREA COMBINED: 24,000 SQ. FT.</p> <p>PARKING REQUIRED: 24,000 SQ. FT. / 400 = 60</p> <p>PARKING PROVIDED: 62 + 6 HC = 68</p> <p>3-BIKE RACK: 2 EACH</p>		
<p>BUILDINGS #10 & 11: OFFICES</p> <p>BUILDING AREA: 12,000 SQ. FT.</p> <p>PARKING REQUIRED: 12,000 SQ. FT. / 400 = 30</p> <p>PARKING PROVIDED: 37 + 4 HC = 41</p> <p>3-BIKE RACK: 1 EACH</p>		
<p>BUILDINGS #12 - 19: SELF STORAGE</p> <p>BUILDING AREA: 30,000 SQ. FT.</p> <p>PARKING REQUIRED: 30,000 SQ. FT. / 5,000 = 6</p> <p>PARKING PROVIDED: 15 + 2 HC = 17</p> <p>3-BIKE RACK: 1 EACH</p>		



Subject Property



South

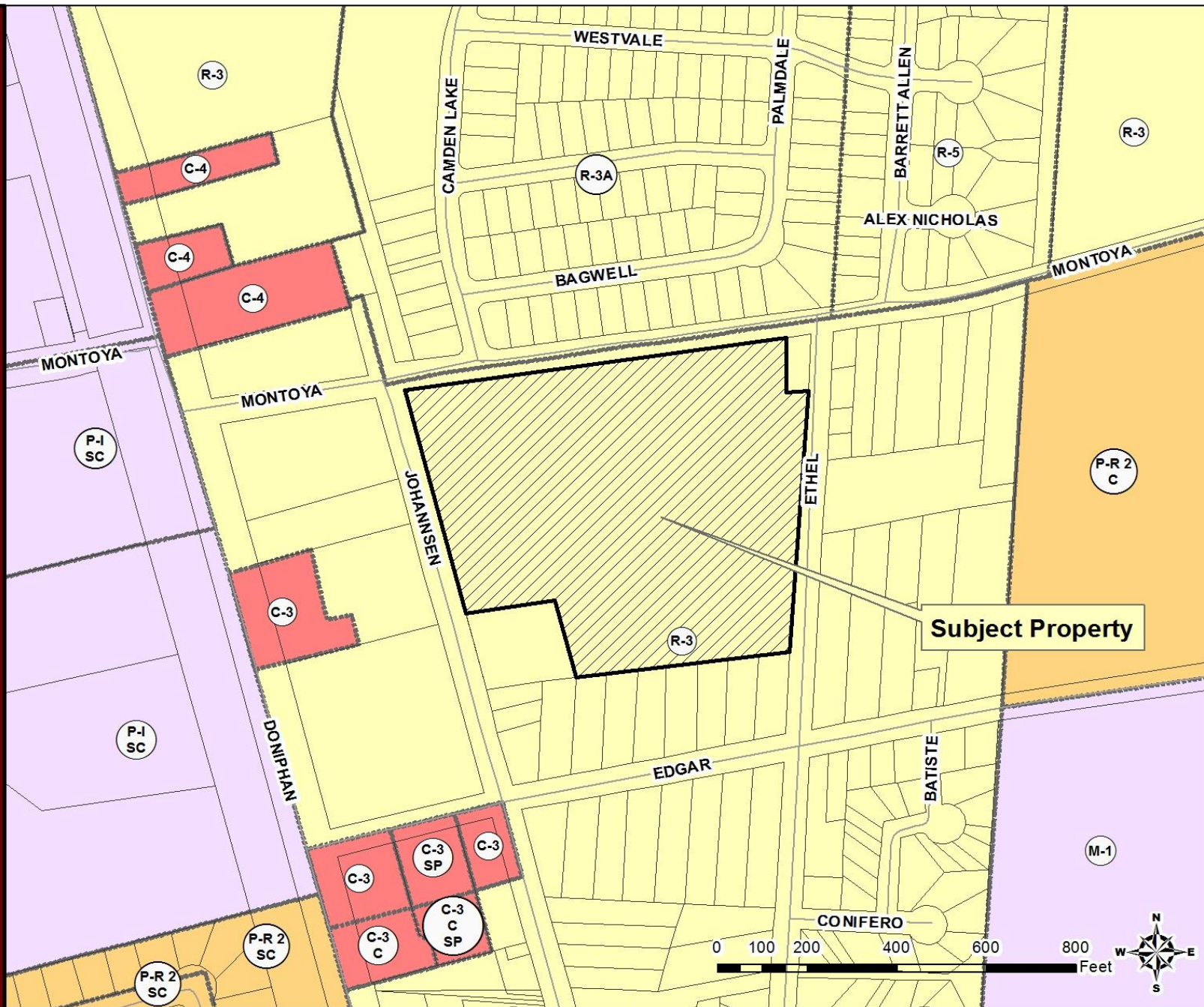


East



West

PZRZ16-00019





Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

- Policy 2.2.5: “The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.”
- *The Planning Division recommendation is based on the existing commercial uses and employment opportunities provided to surrounding neighborhoods within the area of the existing shopping center, while also reducing travel and infrastructure needs.*



Recommendation/Public Input

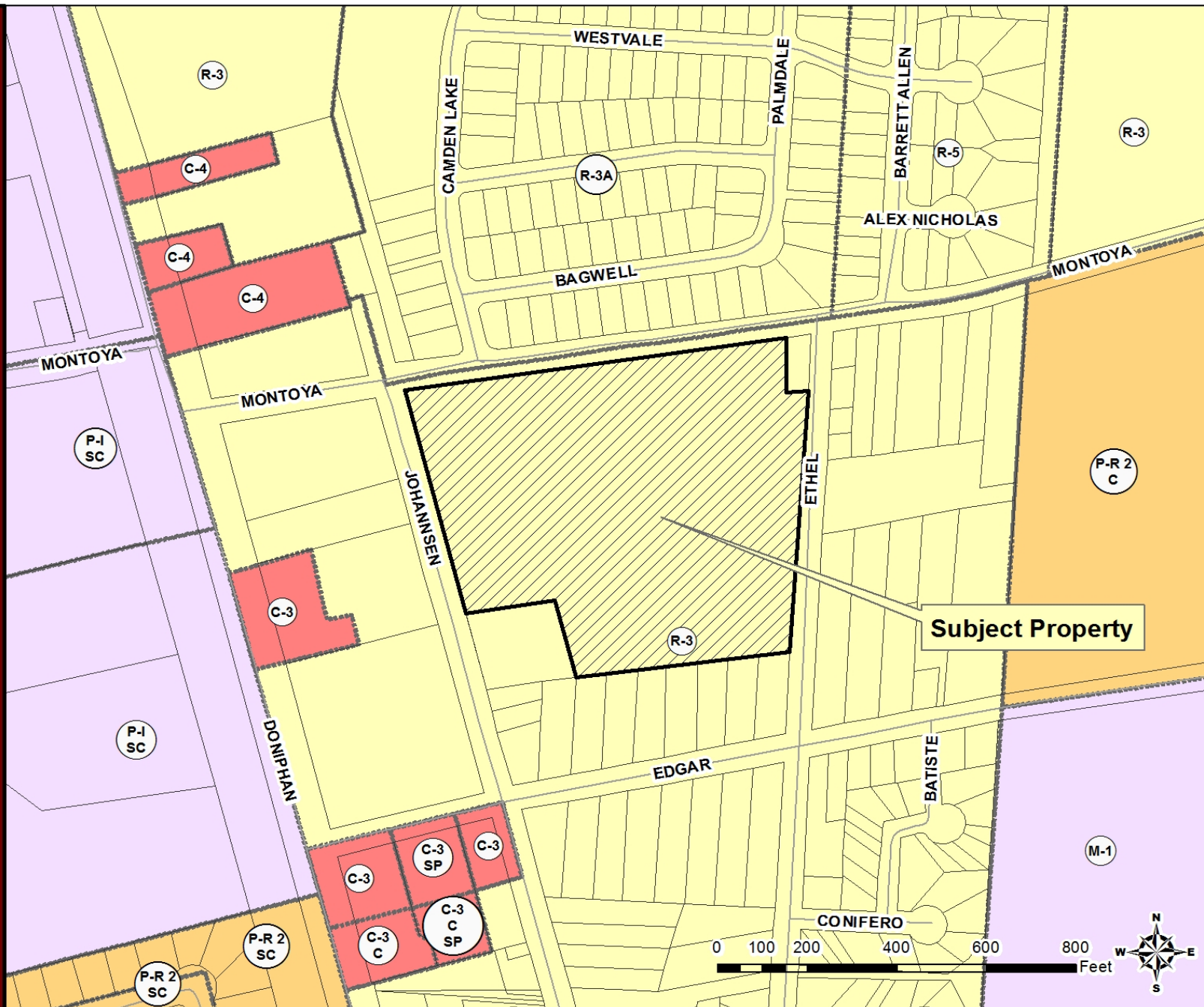
- Planning Division recommendation: Pending (Incomplete application / Pending TIA)
- CPC Vote: Pending (representative postponed)

Public Input: The Planning Division has not received any communication in support or opposition to the rezoning request.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

PZRZ16-00019

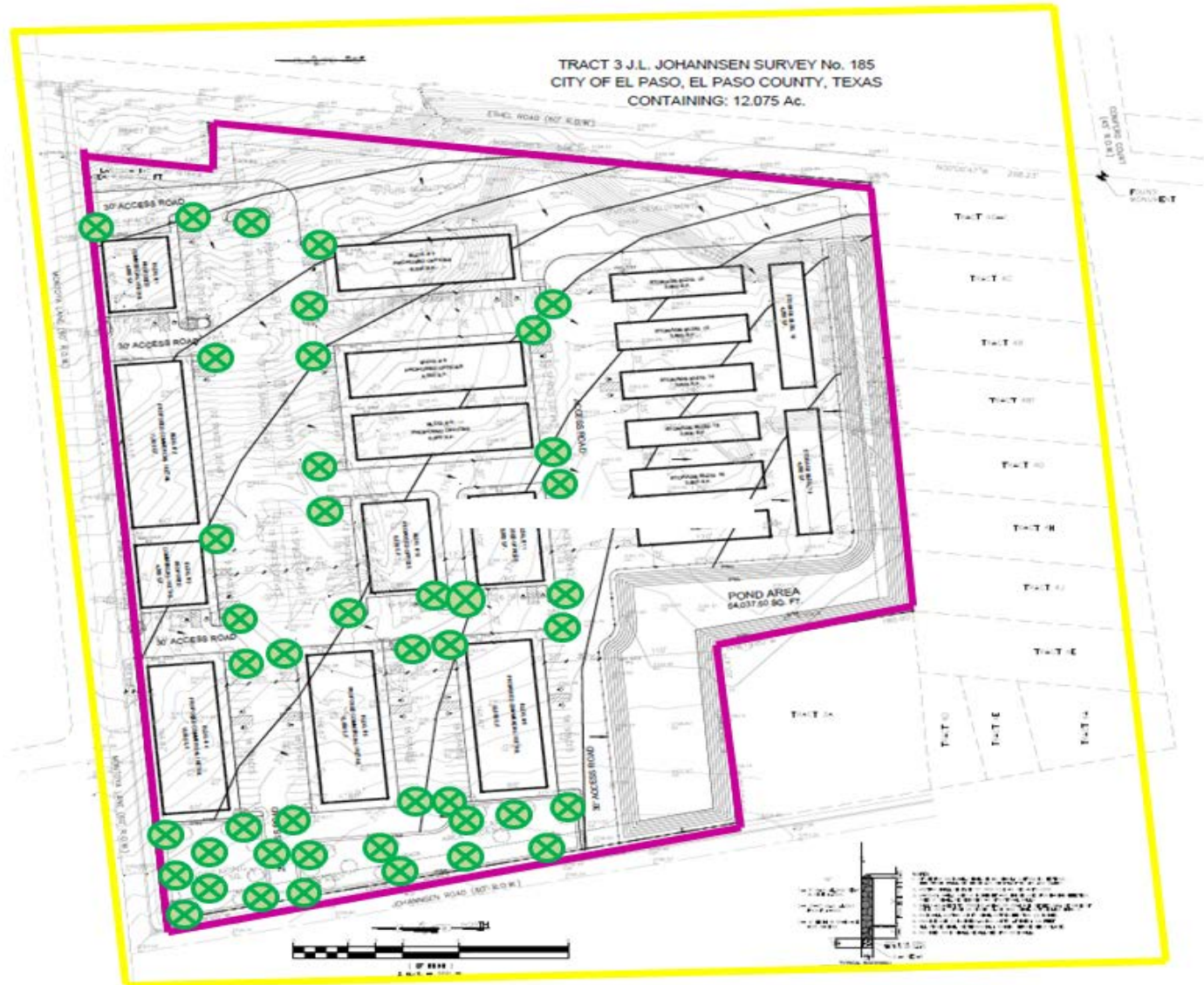


PZRZ16-00019



















Detailed Site Plan



"Delivering Outstanding Services"



Elevations

BUILDING #1:	RETAIL / COMMERCIAL		
BUILDING AREA:	4,800 SQ. FT.		
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3-BIKE RACK:	1 EACH		
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BUILDING AREA:	30,000 SQ. FT.		
PARKING REQUIRED:	30,000 SQ. FT. / 5,000 = 6		
PARKING PROVIDED:	15 + 2 HC = 17		
3-BIKE RACK:	1 EACH		



Subject Property



South



East



West

PZRZ16-00019

